



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

December 10, 2008

Karen S. Jones-Budd
3107 Whimbrell Court
Oakton, Virginia 22124

Re: Special Exception Amendment Application SEA 2002-PR-035

Dear Ms. Jones-Budd:

At a regular meeting of the Board of Supervisors held on December 8, 2008, the Board approved Special Exception Amendment Application SEA 2002-PR-035 in the name of Trustees of Oakton United Methodist Church. The subject property is located at 2951 Chain Bridge Road on approximately 1.82 acres of land zoned R-2 and C-6 in the Providence District [Tax Map 47-2 ((1)) 91]. The Board's action amends Special Exception Application SE 2002-PR-035, previously approved for a church and child care center/nursery school to permit an increase in the maximum daily enrollment from 24 to 40 children and change hours of operation pursuant to Sections 3-204 and 4-604 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which supersede all previous conditions (those carried forward from previous approval are marked with an asterisk).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land. *
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. *
3. A copy of this Special Exception Amendment and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use. *

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

4. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception amendment shall be in substantial conformance with the approved Special Exception Plat prepared by Robert E. Williams, Jr. of Williams Enterprises Incorporated, dated March 20, 2002 as revised through August 29, 2002, and approved with this application, and these conditions. Minor modifications to the approved special exception amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance. *
5. Seating capacity for the principal area of worship shall be limited to three hundred and fifty (350). *
6. The maximum total daily enrollment for the child care center/nursery school shall not exceed forty (40) children.
7. Parking spaces shall be provided on-site as shown on the GDP/SE Plat. *
8. Transitional screening adjacent to residential areas to the east and south shall be supplemented by plantings, such as evergreen hedging, to provide additional screening as determined by the Urban Forestry Division at the time of site plan approval. *
9. Hours of operation for the child care center/nursery school shall be limited to a maximum of 9:00 a.m. until 1:30 p.m. Monday through Friday.
10. The original Oakton United Methodist Church is listed on the Fairfax County inventory of Historic Sites. Proposals to change the exterior appearance of the church building or its setting that require a County building permit or other construction permit shall be referred to the Fairfax County Architectural Review Board for review and approval prior to approval of a building or other construction permit. *

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special

exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

The Board also:

- Modified the transitional screening requirement to allow existing vegetation to remain along the southern, eastern, and western property lines, as depicted on the SE Plat.
- Waived the barrier requirement along the southern, eastern, and western property lines.
- Waived the on-road bike lane requirement along Chain Bridge Road (Route 123).

Sincerely,



Nancy Veirs
Clerk to the Board of Supervisors
NV/dms

Cc: Chairman Gerald E. Connolly
Supervisor Linda Smyth, Providence District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation, Planning Division
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Barbara J. Lipka, Executive Director, Planning Commission
Karyn Mooreland, Chief Capital Projects Sections, Dept. of Transportation

10/2/08
 RECEIVED
 Department of Planning & Zoning

1033243

amended name only

SEA 2002-PR-035



COUNTY OF FAIRFAX
 Department of Planning and Zoning
 Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
 www.fairfaxcounty.gov/dpz/zoning/applications

(Staff will **RECEIVED**)
 Department of Planning & Zoning

OCT 02 2008

Zoning Evaluation Division

APPLICATION FOR A SPECIAL EXCEPTION
 (PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME Trustees of Oakton United Methodist Church	
	MAILING ADDRESS 2951 Chain Bridge Road Oakton, VA 22124	
	PHONE HOME (703) 938 7473 WORK ()	
	PHONE MOBILE ()	
PROPERTY INFORMATION	PROPERTY ADDRESS 2951 Chain Bridge Road Oakton, VA 22124	
	TAX MAP NO. 47-2(01)91	SIZE (ACRES/SQ FT) 1.82 Acres
	ZONING DISTRICT C-6 R-2	MAGISTERIAL DISTRICT Providence
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: C-6 R-2	
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION Section 3 - 203	
	PROPOSED USE This is an amendment to existing and approved special exception - SE 2002 PR 035. It was for worship facilities with child care. This amendment requests raising daily enrollment in nursery school facility from 24 to 40 with hours of 9 AM to 11:30 AM	
AGENT/CONTACT INFORMATION	NAME Karen Jones - Budd	
	MAILING ADDRESS 3107 Whimbrell Ct Oakton, VA 22124	
	PHONE NUMBER HOME 703 938 7473	WORK
	PHONE NUMBER MOBILE 703 989 9815	
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact	
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p>		
TYPE/PRINT NAME OF APPLICANT/AGENT Karen S. Jones - Budd		SIGNATURE OF APPLICANT/AGENT <i>[Signature]</i>

DO NOT WRITE IN THIS SPACE

Date application accepted: 10-2-08 *Virginia Kupper* Application Fee Paid: \$ 100